THAT MAKE THE SMALL HOUSE SEEM SPACIOUS TRICKS

NEW YORK, SUNDAY, OCTOBER 30, 1921.

Illusion of Size May Be Created in Rooms by Low Ceilings, Delicate Woodwork and Furnishings, and Elimination of Non-Essentials---Other Salient Hints Regarding That Home You Mean to Build

By A. RAYMOND ELLIS,

ent, therefore, to study both the plan of the lot and the plan or the house at the same time.

Before considering too carefully the itetalis of the interior arrangement of the house it might be well to consider whether there are fundamental defects in both design and plan that have become accepted as standard when they night be improved. These questions may seem more or less remote from the technical side of architecture. Yet at the treasent time it seems advisable to give hom full emphasis. This might be reparded in the nature of a test in order to ascertain whether present house designs meet fully the modern conditions and demands made upon them, both as the utility and economics.

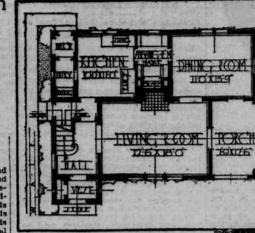
The plan is the modern conditions without a proper plan it is impossible except by forced designing to obtain a satisfactory architectural design for the exterior. Since it is more or less difficult or the average client to read a plan it is hardly expected that he will analyze the entire scheme sufficiently to grasp he details of practical arrangement, contruction and mechanical appliances to see if they are combined with proper rehitectural design. The architect is milluenced in his design by the character of the site and its surroundings. That is, a house may be very simple in design atthe warm stucco walls as illustrated sere, relieved by a background of oliage, or it may be a house having trong features, more or less dramatic in character, standing out prominently rom its surroundings. The latter can ardly be considered to-day, since our ouses are being built in groups for the ake of economy and therefore are but nits in the neighborhood, and it is eccessary that these units harmonize with each other rather than to have each rith an individuality that forms too DETAIL OF THE ENTRANCE DOORWAY has brought certain changes that probably require further improvement and ably require further improvement and of cost, not only as far as the control of the house is concerned but with relation to its maintenance afterward.

The first effect is to cause a reduction in the space in the house plan. This is perhaps that these vicinity of New York, where the the recent real estate developments in the relation to its maintenance afterward.

The first effect is to cause a reduction in the space in the house plan. This is already quite noticeable in the houses built in the next two or three years may built in the next two or three years may built in the next two or three years may built in the next two or three years may built in the next two or three years may built in the next two or three years may built in the next two or three years may built in the next two or three years may built in the next two or three years may built in the next two or three years may built in the next two or three years may built in the next two or three years may built in the next two or three years may built in the next two or three years may built in the next two or three years may built in the next such that the ceiling of cet, which, with the use of the such that the ceiling of court on the city of the thin the ceiling of court on the city of the thouse should be found that this is due

Concerning Bargains at

Auction and Rent Jumpers



FIRST FLOOR PLAN



som With New Houses.

Expressing interest in a story which appeared in this column dealing with a quick profit taken on a parcel offered at auction, a real estate auctioner said to the writer recently: "That yarn brings to mind one of the most remarkable reversals of form at an auction offering within my memory. Incidentally, what I am about to say will show how profit taking possibilities at auction offerings are often missed through the hasts of the average auction investor to leave the salesroom immediately after the property in which he is interested has been struck down.

"Some years ago the holdings of a well known estate were sold in partition in the Vescy street salesroom. Included in the offering was a certain tenement on Grand street which was the centre of interest. The terms of sale stipulated that the parcel was to be sold subject.

HOUSE OF SIMPLE BUT ORIGINAL DESIGN IN WHICH THE ARCHITECT. Cost, Without Land, About \$9,600

ROM figures just obtained in New Jersey, Long Island and Westchest county, the house should cost from 30 to 60 cents per cubic foot without land. It contains 24,000 cubic feet, and at the 30 cent rate would cost all told, \$7,200 if built of frame and stucco with shingle roof, attic unfinished and three chambers on the second floor. According to the architect the same house, with attic finished, slate or tile roof and four chambers on the second floor, would cost \$14,000.

These figures represent the two extremes both in the second floor. A RAYMOND ELLIS, HAS EMBODIED ALL THE ESSEN-TIAL FEATURES REQUIRED IN A SMALL, MODERATE PRICED HOME walls are covered with delicately carved panellings, simple wood cornices and the windows are small with panes of glass 6x8 inches. The furniture is of the deficate eighteenth century pattern and therefore in perfect scale with the rooms.

These are some of the features which

floor, would cost \$14,000.

These figures represent the two extremes, both in plan and construction as well as in locational cost differentials. A fair average for most sections around New York would probably be 40 cents per cubic foot, making the total cost of the house, completely finished and with slate roof, about \$9,600. The house was actually built for a contract price of \$9,272 this spring in Massachusetts.

a great many features that are not essential. I am very much in favor of elimination and I believe that with careful study it is possible to work out many attractive small house plans. It is probable that the main entrance can be simplified; the vestibule, coat and toilet rooms that sometimes encumber the front hall may be dispensed with; it may attractive, is a grand staircase, can be reduced to simple proportions and when less conspicuous will not encroach on the privacy of the second floor. The small reception room in the majority of cases can be dispensed with.

While the house may have to be simple proposed with.

While the house may have to be simple proposed with.

It is spring in Massachusetts.

It would even seem advisable to street, adjoining the southwest corner of St. Nicholas avenue. The building recombustible structural materials of our combustible structural materials of our combusted with a demand for so many small houses that must be erected at a very low cost. When the best type of construction and those built in new communities. Schneider. It was acquired at auction by the selling company last May for structural materials of our combustible structural materials of our combusted with a demand for so many small houses hat house on plot 108299.11 at 103-109 West must be erected at a very low cost. When the combustible combuses it built in communities. Schneider. It was acquired at auction by the selling company last May for structural materials of our combustible combused the structural materials of our combustible structura

in Vicinity of New York City

By rearranging the second floor it is possible to obtain four chambers. The attic is high enough to obtain two rooms and a bath if required. Note—Those desiring additional in-formation regarding this house are in-vited to write to the Real Estate Editor

TIEX IS-S

Resale of Halcyon Hall Leads Apartment Deals

street, has been sold by Arthur Cahn to Harris Goldstein. It was disposed of subject to mortgages for \$75,500.

Lease Building on Broadway. Holding Company the building at 1662-the form to the first at an aggregate rental of about \$1.500.

The property fronts 60 feet on Broadway, near Fifty-first street, at an aggregate rental of about \$1.500.

The property fronts 60 feet on Broadway and 60 feet on Seventh avenue. The contemplated improvement of the property will consist of installing stores on Broadway and a theatre seating about 2,000.

\$400,000 Lease in Union Sq. H

For a total rental of \$1.500.

\$400,000 the upper quare Heles.

stands an historic homestead, there are now springing up almost as though by magic scores of attractive houses that will shortly constitute a little town within a bigger town. Many of these dwellings

Franklin Farms, the former home of ex-Gov. Franklin Murphy in Morristown N. J., compressing about 200 Jacob Amron to Jacob Goldhirsh and Jacob Epstein, who now operate the Jefferson at Sixth avenue and Thirty-eighth street. They will renovate and alter the landmark for its present use. The lease was arranged by J. Edelman, broker; Samuel Reiss, attorney, representing the lessors, and Joseph Greenberg acting for the lessees.

Buy Plot for Dyckman Flat.

Another building plot on Nagle avenue has been purchased by the Hillings Building Corporation, which has obtained from the New York Title and

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Creates Village Within Vil-

lage; Makes Old Estate Blos-